

City of Edina  
Grandview Community Advisory Team

August 26, 2013 Meeting Notes

Present: Jimmy Bennett, Bright Dornblaser, Co-Chair Mike Fischer, Sandy Fox, Nancy Grazzini-Olson, Sue Jacobson, Co-Chair Jennifer Janovy, Bill McReavy, Pat Olk, Michael Schroeder, Kevin Staunton, Bill Neuendorf (staff liaison)

Absent: None

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- 1) Welcome and Introductions – The meeting was called to order at 7:07 p.m. Team members introduced themselves to the group and mentioned particular areas of concern about the redevelopment of Grandview Public Square.
  - 2) Potential Use of Tax Incremental Financing (TIF) – Co-Chair Mike Fischer noted for the record that he has been hired by the City in an advisory role for the Grandview redevelopment and possible TIF financing. He then presented a slideshow explaining TIF financing, specifically the differences between redevelopment and renewal/renovation districts.
  - 3) Preparing for Re-development – Studies & Data Needed – Bill Neuendorf stated all of following studies will be very helpful to the City Council as they move ahead with the decision-making process.
    - a. Development regulations – A review current zoning & development regulations should be conducted in order to make recommendations on possible changes. The group discussed the differences between zoning codes and form-based codes.
    - b. Infrastructure capacity – An outside firm should be considered to analyze the development potential of the Public Works site and the other sites in the Grandview area. Questions to consider include: how much building can fit on the site, how much sewage can be accommodated, what is the capacity of the roadway and sidewalk network to and through the district.
    - c. Traffic study – A traffic study would be helpful of the whole Grandview area. The group decided to hold off on this while starting on the infrastructure components. Bill Neuendorf noted there are some leftover TIF monies from an expired TIF district; those funds could seed the next round of redevelopment planning.
    - d. Community needs assessment – The group discussed the helpfulness, and timeliness, of a telephone call survey to ask about community needs. The Council has specifically asked for input on whether the Public Works site should

be redeveloped in a quicker fashion or instead put on hold, as community use is determined. The group discussed “needs” versus “wants” and in particular analyzing what gaps may exist in the community (a teen center, for example). The group discussed the pros and cons of a sequential path (determining needs before doing the RFI) or a simultaneous path (distributing the RFI while investigating community needs). The group was split on the best approach to take and requested clarification from the City Council.

- e. Community survey – This topic was covered during the discussion of community needs assessment.
  - f. Others – It was suggested staff converse with developers regarding current market needs.
- 4) General Framework of RFI – Bill Neuendorf stated he will put forward at the next Council meeting a 1- to 2-page paper weighing the pros and cons on moving ahead simultaneously and moving ahead sequentially.
- 5) Adjourn – The group adjourned at 8:55 p.m. The next meeting will be September 23, 2013.